

COMMUNITY DEVELOPMENT AGENCY MEETING

June 24, 2014

7:00 P.M.

The Chair called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Members Stange, Eairleywine, Kuhns, Bixby, Anderson, Navarrette, Hoppe and Johnson present – 8 present, 0 absent.

Moved by Member Johnson, seconded by Member Stange to approve CDA Resolution No. 2014-001 approving the general redevelopment plan for Downtown District project. Roll call vote: 8 ayes. Motion carried.

Moved by Member Stange, seconded by Member Kuhns to adjourn. Roll call vote: 8 ayes. Meeting adjourned at 7:04 p.m.

CITY COUNCIL MEETING

June 24, 2014

7:05 P.M.

After the study session, the Mayor called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Council Members Stange, Bixby, Navarrette, Hoppe, Kuhns, Eairleywine, Anderson and Johnson present – 8 present, 0 absent.

Moved by Council Member Anderson, seconded by Council Member Johnson to open the Public Hearing on Citizen Advisory Review Committee on Economic Development Program (LB 840). Roll call vote: 8 ayes. Motion carried.

Chuck Johannsen, Chairman of Citizens Advisory Review Committee, stated the committee is required to review the fund once every six months and to give an overview of the progress of the Economic Development Program. As noted at their June 19, 2014 meeting, the fund balance is \$4,678,825.36. The uncommitted amount is \$1,421,184.09. Activity update for the program includes funds of \$420,000 and \$1,559,547.34 for the total commitment to the Technology Park for engineering and infrastructure improvements. The infrastructure includes extending 32nd Street with sewer connections, street lights and electronic line. It also includes installation of a box culvert for access, water, sewer and street lights on Lincoln Street as well as 29th Street and natural gas system. \$444,000 is committed to the Morningside Business Park and includes the relocation and paving of Johnson Road and the installation of water, sewer and street lights. Pledged dollars for the Technology Park in the event job creation outlined by the Department of Economic Development is not met is \$975,392.00 (deadline 2020). Mr. Johannsen also stated that since March, \$300,000 has been committed to Fremont Beef for their expansion and renovation and those funds will likely go out in September/October of this year.

Steve Dahl questioned what happens to the funds if no one moves into the business parks and what the end dates are for the projects. Mayor Getzschman stated that the dollars that are committed are for construction and infrastructure to make the properties shovel ready and are an investment in the future.

Moved by Council Member Stange, seconded by Council Member Kuhns to close the Public Hearing on Citizen Advisory Review Committee on Economic Development Program (LB 840). Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Kuhns, seconded by Council Member Anderson to open the Public Hearing on the general redevelopment plan for Downtown District project. Roll call vote: 6 ayes, 2 abstain (Navarrette and Bixby). Motion carried.

There being no discussion, moved by Council Member Stange, seconded by Council Member Kuhns to close the Public Hearing on the general redevelopment plan for Downtown District project. Roll call vote: 6 ayes, 2 abstain (Navarrette and Bixby). Motion carried.

Moved by Council Member Johnson, seconded by Council Member Eairleywine to approve Resolution 2014-108 approving the general redevelopment plan for Downtown District project. Roll call vote: 6 ayes, 2 abstain (Navarrette and Bixby). Motion carried.

Moved by Council Member Eairleywine, seconded by Council Member Bixby to approve the consent agenda. Roll call vote: 8 ayes. Motion carried.

- Dispense with reading of and approve June 10, 2014 minutes
- June 11 - 24, 2014 claims
- Resolution No. 2014-109 approving consumption of alcohol on city property for John Borchers, Christensen Field, July 23, 2014; Nancy Roeder, City Auditorium, September 12, 2015
- Resolution No. 2014-110 approving Special Designated Permit applications for LeRoys LLC, 1710 West 16th, July 18, 2014, reception; Rise's Drive-In Liquor, 431 North Union, October 11, 2014, reception
- Addition to premise for Jack's, 16 Bell Center, class CK liquor license
- Resolution No. 2014-111 approving agreement with AVI Systems in the amount of \$55,550 for Council Chambers upgrade
- Resolution No. 2014-112 approving no charge for library cards for Somers Point residents
- Resolution No. 2014-113 approving Community Development Block Grant for 14-DTR-004
- Resolution No. 2014-114 approving Nebraska Department of Environmental Quality grant for Scrap Tire Cleanup
- Appointment of Jack Kassebaum as firefighter
- Resolution No. 2014-115 approving Midland University dedication of easement for round-about at East 10th and North Logan to the City of Fremont
- Resolution No. 2014-116 approving MainStreet of Fremont for street closings July 26, 2014 for Crazy Days Sidewalk sale

- Resolution No. 2014-117 approving Ashville Townhomes LLC request to replat Lot 12, Block 3, Cambridge Square 1st Addition into two lots
- Shiloh Place, LLC, Cyndi Whitten, request for permitted conditional use for Group Care Facility at 915 North H Street, Lots 8-10 of Dorsey's Subdivision
- Resolution No. 2014-118 approving Bo Borisow request to replat Tax Lot 34, Tax Lot 88, 10-17-8 into one lot

The City Clerk gave the third reading, by title only, of an Ordinance annexing property located Southwest corner of NW ¼ 19-17-9, Fremont Nebraska. Roll call vote: 8 ayes. Ordinance No. 5309 passed.

Moved by Council Member Eairleywine, seconded by Council Member Johnson to amend the Ordinance amending the Fremont Municipal Code, Chapter 3, Departments by including amendments for Chapter 5, Traffic Regulations and Chapter 10, Business Regulations. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Stange to suspend the rules and place the Ordinance on final reading. Roll call vote: 8 ayes. Motion carried.

The City Clerk gave the final reading, by title only, as amended, of an Ordinance amending the Fremont Municipal Code, Chapter 3, Departments; Chapter 5, Traffic Regulations; Chapter 10, Business Regulations. Roll call vote: 8 ayes. Ordinance No. 5310 passed.

Moved by Council Member Kuhns, seconded by Council Member Anderson to approve Resolution No. 2014-119 designating the boundaries of the proposed Downtown Business Improvement District. Roll call vote: 6 ayes, 2 abstain (Navarrette and Bixby). Motion carried.

Moved by Council Member Anderson, seconded by Council Member Eairleywine to approve Resolution No. 2014-120 appointing board members for the proposed Downtown Business Improvement District. Roll call vote: 6 ayes, 2 abstain (Navarrette and Bixby). Motion carried.

Moved by Council Member Stange, seconded by Council Member Navarrette to open the thirty (30) day comment period for the Analysis of Impediments to Fair Housing Choice. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Anderson to introduce Ordinance No. 5311 authorizing the issuance of Combined Utilities Revenue Bonds, Series 2014B. Roll call vote: 8 ayes. Motion carried.

The City Clerk gave the first reading, by title only, of the Ordinance authorizing the issuance of Combined Utilities Revenue Bonds, Series 2014B.

Moved by Council Member Bixby, seconded by Council Member Stange to suspend the rules and place on final reading the Ordinance authorizing the issuance of Combined Utilities Revenue Bonds, Series 2014B. Roll call vote: 8 ayes. Motion carried.

The City Clerk gave the final reading, by title only. Roll call vote on the Ordinance: 8 ayes. Ordinance No. 5311 passed.

Moved by Council Member Johnson, seconded by Council Member Navarrette to approve Resolution No. 2014-121 authorizing condemnation proceedings for right-of-way acquisition along 2013 West Military Improvements, Ridge Road to Pierce Street project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Johnson, seconded by Council Member Navarrette to approve Resolution No. 2014-122 approving Richard and Cindy Horeis request to replat West 60' Lots 3 and 4, Block 6 and South 60' East 90' and 14' vacated street adjoining Lot 3, Block 6 and Tax Lot 368 Umstead's Addition into two lots. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Hoppe to approve Resolution No. 2014-123 approving Eric Bowman request to replat Lots 3-6 together with North 60' Lot 2 except East 70' of South 6' of North 60' of said Lot 2, all Block 23, Abbott's Addition, into one lot. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Eairleywine, seconded by Council Member Bixby to introduce Ordinance No. 5312 approving Eric Bowman request to rezone Lots 3-6 together with North 60' of Lot 2, except East 70' of South 6' of North 60' of said Lot 2, all Block 23, Abbott's Addition, from R2 to LI District. Roll call vote: 8 ayes. Motion carried.

The City Clerk gave the first reading, by title only. Moved by Council Member Bixby, seconded by Council Member Navarrette to suspend the rules and place on final reading the Ordinance approving Eric Bowman request to rezone Lots 3-6 together with North 60' of Lot 2, except East 70' of South 6' of North 60' of said Lot 2, all Block 23, Abbott's Addition, from R2 to LI District. Roll call vote: 8 ayes. Motion carried.

The City Clerk gave the final reading, by title only. Roll call vote on the Ordinance: 8 ayes. Ordinance No. 5312 passed.

Moved by Council Member Johnson, seconded by Council Member Anderson to continue Ron Vlach, owner of Victory Lake Marine, request to erect oversized accessory building as a permitted conditional use at 2450 West Military. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Anderson, seconded by Council Member Navarrette to reconsider Resolution No. 2014-099 approving Group Med Partnership to combine part of SE ¼ SW ¼ 9-17-8 into one lot. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Kuhns to amend Resolution No. 2014-099 approving Group Med Partnership to combine part of SE ¼ SW ¼ 9-17-8 into one lot by rescinding the Resolution in its entirety as the combination was not necessary. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Stange to approve, as reconsidered and amended, Resolution No. 2014-099 approving Group Med Partnership to combine part of SE ¼ SW ¼ 9-17-8 into one lot. Roll call vote: 8 ayes. Motion carried.

The Mayor announced the next meeting would be July 8, 2014 at 7:00 p.m. and a special Council meeting on July 15, 2014 at 5:00 p.m.

Moved by Council Member Kuhns, seconded by Council Member Navarrette to adjourn the meeting. Roll call vote: 8 ayes. Motion carried. Meeting adjourned at 8:16 p.m.

I, Kimberly Volk, the undersigned City Clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by the members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Kimberly Volk, MMC, City Clerk